



Cloudbreak Development, LLC*

Affordable Housing for Veterans



OPERATING SITES

INGLEWOOD, CA**

LAS VEGAS, NV

PHOENIX, AZ**

HOUSTON, TX**

HONOLULU, HI**

COMPTON, CA

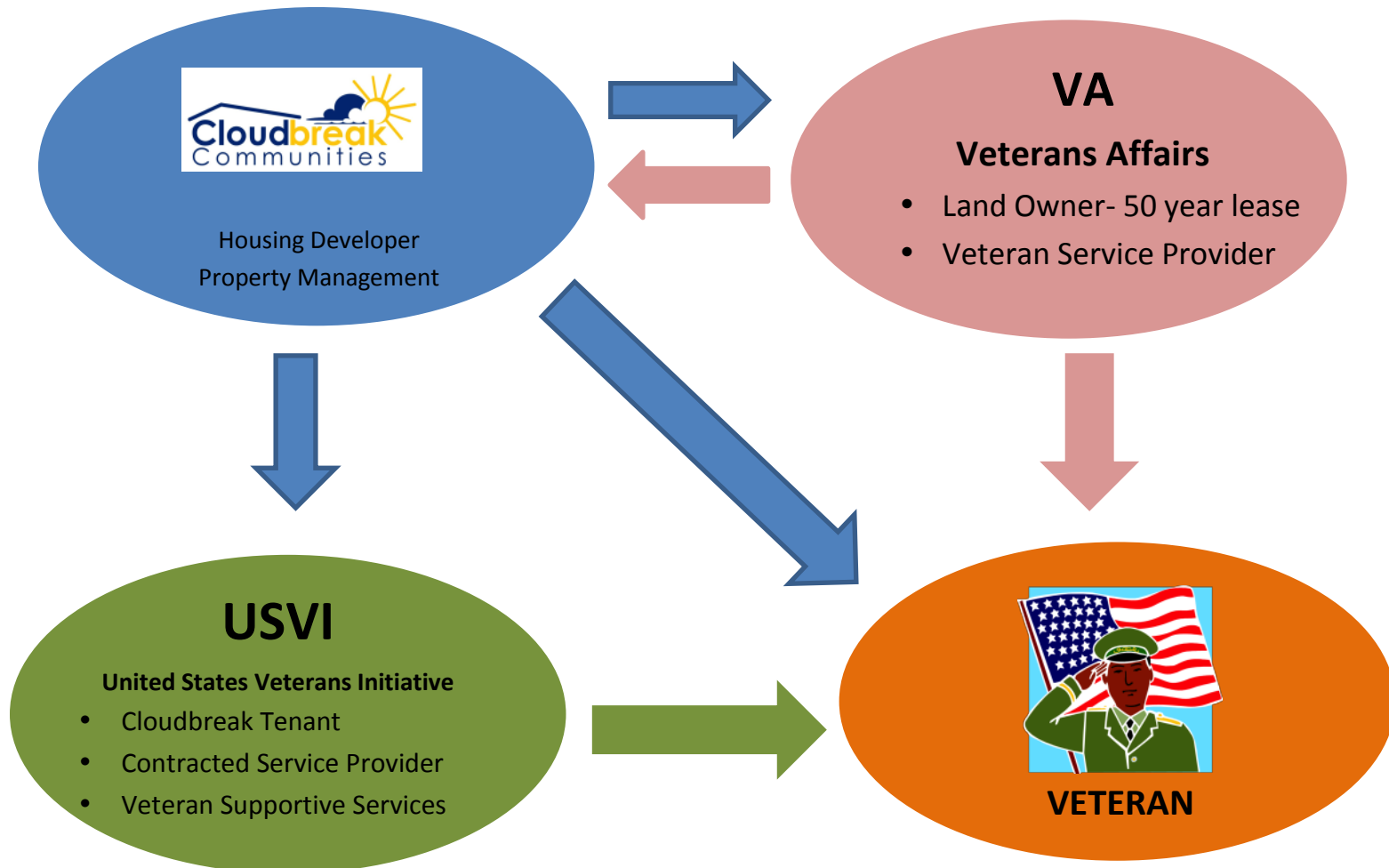
*** (under new construction or expansion)*

***Sites Also Initiated by Cloudbreak Development:**

**Villages at Cabrillo,
Long Beach CA
Washington, DC
March Airforce Base
Riverside, CA**

***A Cantwell-Anderson, Inc. company**

RELATIONSHIP FLOW CHART



Building 1772 Kalaeloa, Hawaii



98 bed transitional facility leased to United States Veterans Initiative.

Hale Ha'i Ka' opua Kalaeloa, Hawaii



46 unit/53 beds Long term supportive housing. Together with 9,000 sq. ft. of ground floor support service space.

Hale Uhiwai Nalu Kalaeloa, Hawaii



**80 studio apartments leased to individual veterans.
Including: 14 PHDV, 42 HUD VASH, 2 RTW, 11 CLBK, 11 PP**



4a

Front Elevation

Hale Uhiwai Nalu Addition

Kalaeloa, Hawaii
CLOUDBREAK

0 8 16 32 ft
Scale: 1" = 8'-0" (Full Size)
Scale: 1" = 16'-0" (Half Size)



444 S. Flower Street, Suite 1220
Los Angeles, California 90071
213.614.6050
213.614.6051 Fax
www.tsmiinc.com

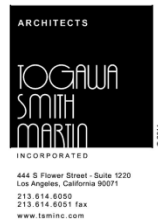
April 03, 2012



Bunker Hill (Side) Elevation
Hale Uhiwai Nalu Addition
 Kalaeloa, Hawaii
CLOUDBREAK

0 8 16 32 ft
 Scale: 1" = 8'-0" (Full Size)
 Scale: 1" = 16'-0" (Half Size)

April 03, 2012





Rear Elevation

Hale Uhiwai Nalu Addition

Kalaheo, Hawaii
CLOUDBREAK

0 8 16 32 ft
Scale: 1" = 8'-0" (Full Size)
Scale: 1" = 16'-0" (Half Size)

April 03, 2012

4c



444 S Flower Street, Suite 1220
Los Angeles, California 90071
213.614.6050
213.614.6051 fax
www.tsmm.com



Side Elevation

Hale Uhiwai Nalu Addition

Kalaeloa, Hawaii

CLOUDBREAK



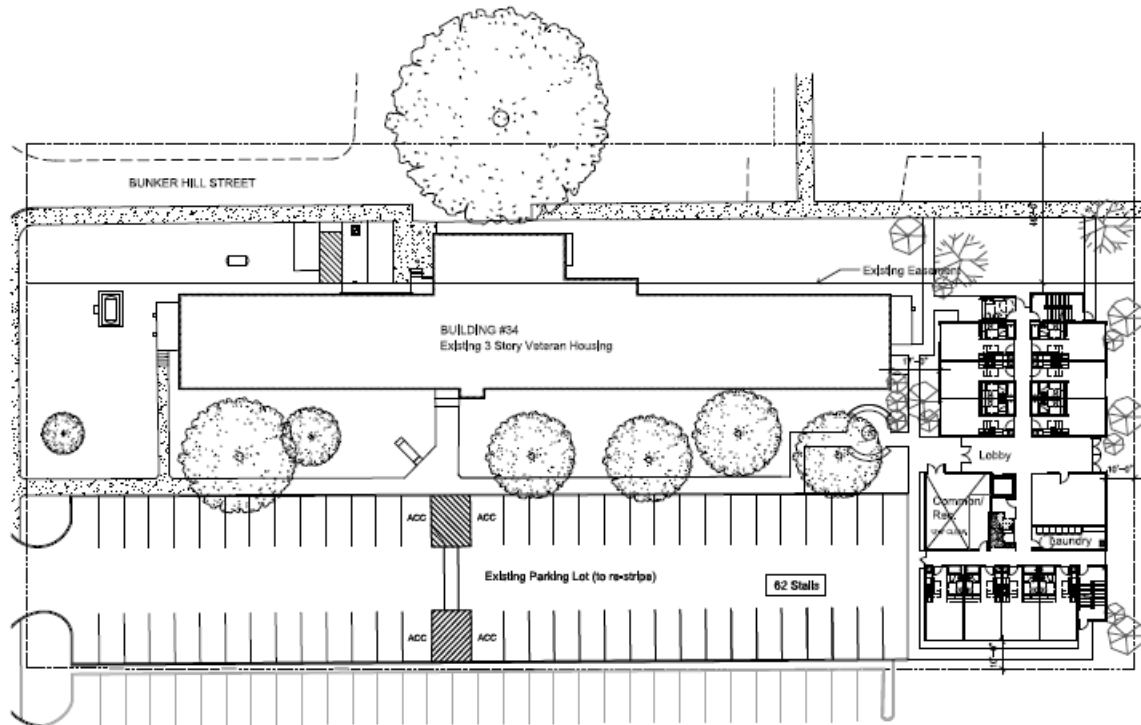
Scale: 1" = 8'-0" (Full Size)
Scale: 1" = 16'-0" (Half Size)

April 03, 2012

4d



444 S Flower Street, Suite 1220
Los Angeles, California 90071
213.614.6050
213.614.6051 fax
www.tsminc.com



Site Plan (1st) Level Plan
Hale Uhiwai Nalu Addition
 Kalaheo, Hawaii
 CLOUDBREAK



Project Summary

Zoning per Kalaheo Master Plan

Lot Area • 1.73,273 sf (1.69 Acres)
 Proposed Density • 80 Existing units • 50 • 130
 units • 77 Du/Ac
 FAR • .74/1 • Existing 29,316 sf • 24,847 sf • 54,163 sf
 Residential Type 5 Construction •
 50 Units Provided (4 Levels)
 Efficiency (360 sq ft) • 50 Units
 Residential Common/ Rec. Facilities • 21,100 sf
 Roof Garden/ Deck • 21,000 sf
 Parking • 25 Stalls (23 Standard / 2 Accessible)
 Proposed Residential Parking • 25
 (50 Units X 1 Stall/2 Units)
 Gross Floor Area • 24,847 sf
 Ground Level Residential Common • 6,730 sf
 Second Level Residential • 6,480 sf
 Third Level Residential • 6,480 sf
 Fourth Level Residential • 5,430 sf



Stakeholder Meetings

Questions & Concerns

KPS

Meeting 7/18/13

9:30am

Q: Will the new development have a fire sprinkler system installed?

A: YES

- Hale Uhiwai Nalu Addition Plans (p.1)

Separate Permit and Deferred Submittals

1.A licensed fire sprinkler contractor is required to submit 3 sets of drawings and calculations to Fire Department for review and permit.

2.A licensed fire alarm contractor is required to submit 3 sets of drawings manufacturer's sheets, battery calculations, type of wiring, etc. for the water flow alarms, tamper switches, smoke and heat detectors, etc. for preview and permit.

KAT & KHP

Meeting 7/25/13

5:00pm

A: NO

- Property line to smoking area is 35 ft.
- Property line to break area pavilion 77 ft.

**Q: Will
construction
effect**

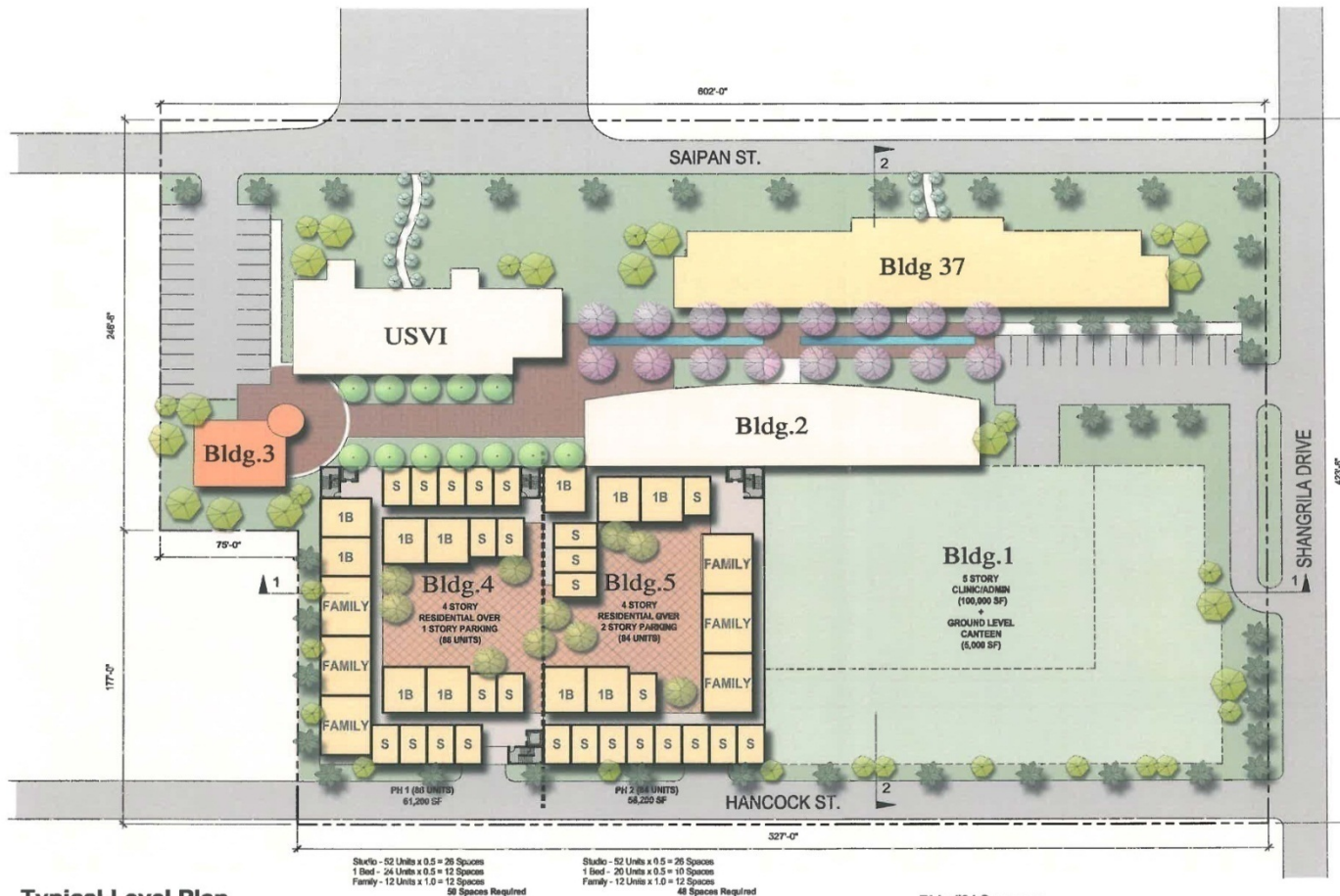
**Building 37
Kumuhuna
residents?**





FUTURE PLANS

Kalaeloa, Hawaii



Summary

building	units / beds	gross sf
Exist. Bldg. 37	50 Units	27,000 sf
Office	9,000 sf	
USVI - Treatment	21,000 sf	21,000 sf
Bldg. 1 - Clinic/Admin Canteen	100,000 sf	105,000 sf
Bldg. 2 - Treatment	80 Beds	30,000 sf
Bldg. 3 - Dining Pavilion		4,000 sf
Bldg. 4 - Residential	88 Units	61,200 sf
Bldg. 5 - Residential	84 Units	58,200 sf
TOTAL	222 Units 80 Beds	306,400 sf

Parking Structure - 241,400 sf (not counted toward FAR)

Bldg 1 - 176,000 sf
Bldg 4 - 21,800 sf
Bldg 5 - 43,600 sf

Lot Area - 5.55 Acres (241,672 sf) inclusive of Saipan & Hancock Streets

Allowable FAR - 2.5:1

Proposed FAR - 1.31:1

Allowable Density - 222 Units (40 Units x 5.55 Acres)

Proposed Density - 222 Units

Unit Mix (New Construction)

Studio (360 sf) - 104 Units (60%)

1 Bed (650 sf) - 44 Units (26%)

Family (1,000 sf) - 24 Units (14%)

Parking

Required **722 stalls**

Existing Residential (SRO in Bldg 37) - 0.5 x 50 units = 25 stalls

New Residential (Bldg 4 & 5) - 88 stalls

Studio - 0.5 x 104 units = 52 stalls

1 Bed - 0.5 x 44 units = 22 stalls

Family - 1.0 x 24 units = 24 stalls

Clinic / Admin - 5 stalls per 1,000 sf

Canteen - 4 stalls per 1,000 sf

Office - 2.5 stalls per 1,000 sf

Treatment Center (USVI) - 1 stall per 1,166 sf

Treatment Center (Domiciliary) - 0.25 Stall per Bed x 80 = 20 stalls

18 stalls for Staff

Provided **725 stalls**

ARCHITECTS

TOGAWA
SMITH
MARTIN
RESIDENTIAL, INC.

444 S Flower Street - Suite 1220
Los Angeles, California 90071
213.614.6050
213.614.6051 fax
www.tsmrinc.com

January 17, 2011



SITES ACROSS OUR NATION

Westside Residence Hall Inglewood, CA



- **Westside Residence Hall:** Provides a self-contained transitional housing facility complete with job-development and supportive services to meet the specific needs of the homeless veteran population in Los Angeles County. The property is owned and operated by Westside Residence Hall, Inc, a wholly owned Cantwell-Anderson, Inc. company. USVI and the Department of Veterans Affairs provide support services. It has served more than 4,000 veterans, providing more than 850,000 nights of stay since 1993 and is currently housing over 450 formerly homeless veterans. A new building, consisting of 196 Single Room Occupancy units will be constructed adjacent to the current facility in 2008. The suites containing the units will range in size from 1375 to 1650 square feet and will feature a common living and dining area, as well as a fully ADA accessible kitchenette and bathrooms. The building is designed around a central courtyard providing natural light for the interior units as well as a passive outdoor recreation area. The ground floor of the building will be used for support services. Parking for residents will be located under the building and in an adjacent parking structure that will be added in the new construction. This facility also provides approximately 4,000 square feet of long-term leased space specifically for the Department of Veterans Affairs for the exclusive use of the VA Greater Los Angeles Healthcare System. This space is used for rehabilitation and training for the homeless veterans that reside at the facility.

Westside Residents Hall II

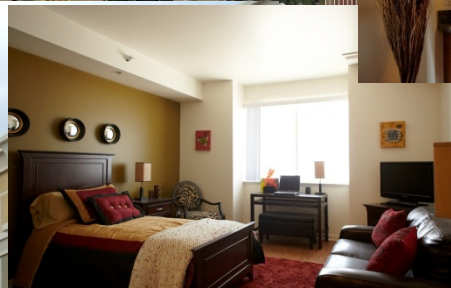
196 units
under
construction
immediately
adjacent to
resident
Westside Hall I





4 ½ 108,000 sq. ft. parking structure
nearing certificate of occupancy to service
WRH I & II

Westside II – 196 units
Inglewood, California
New Construction
Opened Nov 2011



Victory Place Phoenix, Arizona



This Phoenix, Arizona facility opened in December 2001. An adjacent 2-story building was completed in July of 2009 which includes 20 units of permanent housing, an enhanced Career Center, and additional support service space. With future expansion, the transitional component will house over 300 residents when completed. Cloudbreak Phoenix, a Cantwell-Anderson, Inc. Company, is the property owner and developer

Victory Place Phoenix, Arizona



Victory Place Phoenix, AZ





Midtown Terrace Houston, Texas



Cloudbreak has assembled approx. 5 acres of prime downtown Houston real estate bounded by Interstate 59 to the South. It is directly across the street from the North South Light Rail stop, the East West Light Rail line is being installed directly to the North.

Midtown Terrace Suites Houston, Texas



Travis Street Plaza



Compton, California

Before



After





Office: 91-1078 Yorktown Street
Kapolei, Hawaii 96707

(808) 682-1949

www.cloudbreakcommunities.com